



Town of Brookhaven Long Island

Edward P. Romaine, Supervisor

DATE: July 24, 2018

TO: Kimberly Kennedy, Assistant to General Counsel, Suffolk County Water Authority
Craig Platt, Special Projects Supervisor, Suffolk County Sewer Agency
Gilbert Anderson, Commissioner, Suffolk County Department of Public Works
James L. Tomarken, Commissioner, Suffolk County Department of Health Services
Mark Carrara, Deputy Permit Administrator, Region 1, New York State Department of Environmental Conservation
Gene Smith, New York State Department of Transportation (NYSDOT Case No. 62559)
Andrew P. Freleng, Chief Planner, Suffolk County Department of Planning
John Pavacic, Executive Director, New York State Central Pine Barrens Joint Planning and Policy Commission
Vincent E. Pascale, Chairperson, Town of Brookhaven Planning Board
Daniel P. Losquadro, Superintendent of Highways, Town of Brookhaven Highway Department
Germaine Ortiz, Town of Brookhaven Division of Engineering
Keith Williams, Town of Brookhaven Division of Fire Prevention
John Lessler, Town of Brookhaven Open Space Committee
Steven T. Papa, U.S. Fish and Wildlife Service, Long Island Field Office

FROM: Peter E. Fountaine, Pr. Environmental Analyst, DEP, PELM

RE: Final Scoping Document and Public Scoping for Change of Zone from L-Industrial-1 to Planned Development District (PDD) and NH-H Health Facility District
The Crest Town Center at Bellport
Town File Number: 2017-011-CZ
SCTM #: 0200 87200 0200 015000 and 016000, 0200 89900 0300 002002, 002003, 002004, and 007000 (approx. 52.95 acres)

The Town Board of the Town of Brookhaven, as the SEQR Lead Agency, has determined that the proposed action described above may have a significant impact on the environment and that a Draft Environmental Impact Statement (DEIS) should be prepared. A copy of the May 3, 2018 Town Board Resolution adopting a positive declaration for the above-mentioned change of zone application was sent to your offices on May 7, 2018.

A draft scoping document was received from the applicant and was sent to your offices on May 10, 2018. It was posted on the Town's website and sent to interested parties requesting a copy. A public scoping meeting was held on Monday, June 18, 2018 from 5:00 to 7:00 PM in the Media Room on the second floor of Brookhaven Town Hall. Written comments on the draft scoping document were accepted until close of business on July 18, 2018.

Please find enclosed the Final Scoping Document resulting from the public meeting and written comment period. A Draft Environmental Impact Statement (DEIS) will be forwarded for your review and comment once accepted as complete by the Town Board of the Town of Brookhaven.

All correspondence should be forwarded to The Office of the Town Clerk for distribution to the lead agency at:

Town of Brookhaven
OFFICE OF THE TOWN CLERK
One Independence Hill
Farmingville, NY 11738

Department of Planning, Environment and Land Management
One Independence Hill • Farmingville • NY 11738 • Phone (631) 451-6400 • Fax (631) 451-6459
www.brookhaven.org

Thank you for your continued cooperation. If you have any questions or need any further information, please contact this Department.

PEF/pef

Enclosure

Cc: Donna Lent, Town Clerk and Registrar, Office of the Town Clerk
Leigh Rate, Department of Law (w/o enclosure)
Tullio Bertoli, Commissioner, PELM (w/o enclosure)
Applicant: Enrico Scarda, Principal - Crest Bellport, LLC

**FINAL SCOPE FOR THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (DEIS)
CREST TOWN CENTER CHANGE OF ZONE APPLICATION
Hamlet of North Bellport, Town of Brookhaven,
Suffolk County, NY
PURSUANT TO CHAPTER 85, ARTICLE XXVI, OF THE CODE OF
THE TOWN OF BROOKHAVEN
ON 52.95 ACRES OF PROPERTY ZONED L-INDUSTRIAL-1, LOCATED ON THE EAST SIDE
OF BELLPORT STATION ROAD, IN THE HAMLET OF BELLPORT, AND PURSUANT TO
TITLE 6, NEW YORK CODE OF RULES AND REGULATIONS (6NYCRR) PART 617.9**

July 24, 2018

1.0 INTRODUCTION

This document provides a brief site and project description for the “Crest Town Center Change of Zone Application” and identifies the scope, content and extent and quality of information to be included in the proposed Draft Environmental Impact Statement (DEIS) for this project. The information below is designed to provide the framework for a thorough examination of existing conditions and the potential for adverse environmental impacts from the proposed change of zone, subdivision of land, conceptual site plan and other aspects of the action, and to identify practicable impact prevention and mitigation strategies in accordance with the standards and procedures set forth in 6 NYCRR Part 617, State Environmental Quality Review (SEQRA). This Final Scope also includes the topics and requested information and analyses requested by the Town Board of the Town of Brookhaven in its adopted May 3, 2018 “Positive Declaration” which found that one or more moderate or large impacts may result from the Subject Action and that an Environmental Impact Statement (EIS) addressing identified potential environmental issues must be prepared.

2.0 LOCATION AND DESCRIPTION OF THE PROPOSED ACTION

2.1 Location

The subject 52.95-acre site is located on the north side of Sunrise Highway’s (SR 27’s) North Service Road; south side of Woodside Avenue (CR 99); east side of Station Road; and west side of South Village Drive in the Hamlet of North Bellport, Town of Brookhaven, Suffolk County, New York. The property is further identified as Suffolk County Tax Map District 200; Section 872; Block 2; Lots 15 and 16 and District 200; Section 899; Block 3; Lots 2.2, 2.3, 2.4 and 7.

The subject site is undeveloped and wooded but is located in an area containing a variety of existing land uses, including: a light industrial subdivision and residential community (“Atlantic Point”) to the north of the site on the north side of Woodside Avenue; a major highway transportation corridor (Sunrise Highway and its northern and southern service roads) to the south; a single-family residential neighborhood (“Horizon Village”) to the east; and various retail stores, auto repair and autobody shops, a small masonry

business, a warehouse, a Suffolk County Water Authority (SCWA) wellfield, pump station and water storage tower, and a single-family residential neighborhood to the west.

2.2 Project Description

The Applicant, Crest Bellport, LLC, seeks Town Board approval to rezone the subject 52.95-acre vacant and wooded property from L Industrial 1 (L-1) to Planned Development District (PDD) and NH-H Health Facility (NH-H). The requested changes of zone, which are filed under one change of zone application, specifically seek to create a 46.06± acre mixed-use PDD and a 6.88± acre assisted living facility under NH-H zoning. To do this and develop the site as proposed, a subdivision of the property will be required from the Town Planning Board along with the filing of reciprocal easements for site access, on-site traffic circulation, parking and utilities, as well as Site Plan approvals for actual construction.

The proposed 46.06± acre mixed-use PDD will include: 1) a 190-unit residential development consisting of 30 Planned Retirement Community (PRC) 2-bedroom units, as well as 160 Multiple Family (MF) units comprised of: 20 studio apartments at 750 SF per unit, 68 one-bedroom apartments at 900 SF per unit, and 72 two-bedroom apartments at 1,150 SF per unit; 2) a planned retirement community (PRC) consisting of 76 2,500 SF 2-bedroom units with private garages; 3) a proposed 6.88± acre NH-H zone including a 3-story 84-bed assisted living facility with a 62,900± SF building footprint; 4) 33,600 SF of retail; 5) a 4,500 SF restaurant; 6) a 6,805 SF market or retail business; and 7) a two-story mini-storage warehouse facility having a total gross floor area of 119,600 SF.

The north end of the property (37.6 acres or 71 percent of the site) will be developed with the residential uses including the assisted living facility, PRC, and multifamily housing; while, 29 percent of the site (15.34 acres) at the south end of the property will be developed with the mixed commercial uses (mini-storage warehouse facility, restaurant, retail space, and convenience market). The proposed mixed-use PDD will be fully consistent with applicable use requirements. The NHH component of the development will also be substantially consistent with applicable land use zoning standards but the Applicant seeks flexibility in terms of the maximum building height requirement (proposed 50 feet and 3.5 stories where a maximum of 35 feet and 2.5 stories is required); building area (21 percent where a maximum of 20 percent is the standard); road frontage (118 feet where a minimum of 200 feet is required); and minimum side yard setback of 40.5 feet where a 50 feet is required. The requests for flexibility in the planned development design is due in part to the unique but beneficial layout proposed for the NH-H facility and the need to provide a quality viable development that meets various Town goals for housing and assisted living. The project provides many benefits as previously outlined in detail including the purchase and redemption of pine barrens credits (PBCs) to permit the requested development density or payment to the Joseph Macchia open space fund.

2.3 Involved Agencies and Required Permits, Approvals and Reviews

The following is a summary of the identified involved and interested reviewing agencies, as defined by SEQRA, and the permits, approvals and reviews required. Coordination with these agencies by the Town with respect to the scope and content of the DEIS is required and the draft scope has been revised

accordingly, to reflect the comments and recommendations of these agencies and fulfill their informational needs.

<u>Applicable Board/Agency</u>	<u>Permit/Approval/Review Type</u>
Brookhaven Town Board	Change of zone approval
Brookhaven Town Planning Board	Subdivision, Site Plan, Special Permit (if applicable)
Brookhaven Town Building Department	Building permits
Suffolk County Department of Health Services	Wastewater disposal and water supply approval
Suffolk County Department of Public Works	STP connection approval, road work permit (CR 99)
Suffolk County Water Authority	Water supply connection approval
Suffolk County Legislature	STP connection
Suffolk County Planning Commission	Section 239-m Planning Review
New York State DEC	SPDES General (stormwater) Permit, STP connection
New York State Department of Transportation	Road work permit (SR 27 north service road)

3.0 POTENTIAL SIGNIFICANT ADVERSE IMPACTS

3.1 Potential Impacts based on the Town Board's Positive Declaration

The following potential significant adverse impacts were identified within the Town Board's Positive Declaration:

Impacts on Land

- Proposed action may involve construction on, or physical alteration of, approximately 40 acres of pitch pine-oak-heath woodland forested area of the proposed site.
- The proposed action may involve the excavation and removal of more than 1,000 tons of natural material.
- The proposed action may involve construction that continues for more than one year or in multiple phases.
- The proposed action may result in increased erosion, whether from physical disturbance or vegetation removal (including from treatment by herbicides).

Impacts on Surface Water

- The proposed action may affect one or more surface water bodies (e.g., streams, rivers, ponds or lakes) within the boundaries of the South Shore Estuary Reserve including the Mud, Abets, and Hedges Creeks.
- The proposed action may require the construction of new, or expansion of existing, wastewater treatment facilities.

Impacts on Groundwater

- The project location is above the Nassau-Suffolk Sole Source Aquifer, adjacent to a Suffolk County Water Authority (SCWA) Station Road Well Field, within the 0-2 year contributing area to the southernmost wells in the Station Road Well Field 2, and within a Suffolk County Department of Health Services (SCDHS) Water Supply Sensitive Area (WSSA) which is defined in part as: “Areas in close proximity to existing or identified future public water supply wellfields.”
- The proposed action is anticipated to utilize approximately 123,043 gallons per day of ground water which will create additional demand on supplies from existing water supply wells.
- Water supply demand from the proposed action may exceed safe and sustainable withdrawal capacity rate of the local supply or aquifer.
- The proposed action may allow or result in residential uses in areas without water and sewer services.
- The proposed action may have the potential to introduce contaminants to ground water or an aquifer.

Impacts on Plants and Animals

- The proposed action may result in a loss of approximately 40 acres of forested Pitch pine oak-heath woodland flora and the associated fauna utilizing the habitat.
- The proposed action may cause reduction in population or loss of individuals of any threatened or endangered species, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.
- The proposed action may result in a reduction or degradation of any habitat used by any rare, threatened or endangered species, as listed by New York State or the federal government.
- The proposed action may cause reduction in population, or loss of individuals, of any species of special concern or conservation need, as listed by New York State or the Federal government, that use the site, or are found on, over, or near the site.
- The proposed action may result in a reduction or degradation of any habitat used by any species of special concern and conservation need, as listed by New York State or the Federal government.
- The proposed action may result in the removal of, or ground disturbance in, any portion of a designated significant natural Pitch pine-oak-heath woodland community.
- The proposed action may substantially interfere with nesting/breeding, foraging, or overwintering habitat for the predominant species that occupy or use the project site.

Impacts on Open Space and Recreation

- The proposed action may result in a loss of recreational opportunities or a reduction of an open space resource as designated in any adopted municipal open space plan.
- The proposed action may result in an impairment of natural functions, or “ecosystem services”, provided by an undeveloped area, including but not limited to storm water storage, nutrient cycling, wildlife habitat.
- The proposed action may eliminate open space or recreational resource in an area with few such resources.
- The proposed project will disturb approximately 40 acres of vacant forest in the North Bellport community.

Impacts on Critical Environmental Areas

- The proposed project is not located within a state or locally listed Critical Environmental Area but is within the South Shore Estuary Reserve and the watershed areas of Mud, Abets, and Hedges Creeks.

Impacts on Transportation

- The proposed action may result in a change to existing transportation systems.
- Projected traffic increase may exceed capacity of existing road network.
- The proposed action may result in the construction of paved parking area for 500 or more vehicles.
- The proposed action will degrade existing transit access.
- The proposed action may alter the present pattern of movement of people or goods.

Impacts on Energy

- The proposed action may cause an increase in the use of any form of energy.
- The proposed action will require a new, or an upgrade to an existing, substation.
- The proposed action will require the creation or extension of an energy transmission or supply system to serve more than 50 single or two-family residences or to serve a commercial or industrial use.
- The proposed action may utilize more than 2,500 MWhrs per year of electricity.
- The proposed action may involve heating and/or cooling of more than 100,000 square feet of building area when completed.

Impacts on Noise, Odor, and Light

- The proposed action may result in an increase in noise, odors, or outdoor lighting.
- The proposed action may result in light shining onto adjoining properties.
- The proposed action may result in lighting creating sky-glow brighter than existing area conditions.
- Noise generated during construction will be near a residential community and well-traveled roadways.

Impacts on Human Health

- The proposed action may have an impact on human health from exposure to new or existing sources of contaminants.
- The proposed action may result in excavation or other disturbance within 2000 feet of a site used for the disposal of solid or hazardous waste.
- The amounts of solid wastes to be generated is unknown.

Consistency with Community Plans

- The proposed action is not consistent with adopted land use plans.
- The proposed action is inconsistent with local land use plans or zoning regulations.
- The proposed action is inconsistent with any County plans, or other regional land use plans.
- The proposed action may cause a change in the density of development that is not supported by existing infrastructure or is distant from existing infrastructure.

- The Town of Brookhaven 1996 Comprehensive Land Use Plan and the 2009 Sunrise Highway Corridor Study recommend the subject properties for industrial uses.

Cumulative Impacts

The increased residential development and the commercial development may be growth inducing and could have an adverse cumulative impact on the key intersection of Station Road and the Sunrise Highway (NYS Rt. 27) that could be significant, particularly with respect to traffic. The proposed action will also set an important precedent for future project development under the Planned Development District concept in lieu of industrial development. Cumulative impacts of this and other nearby projects in the area need to be addressed. Alternatives and project mitigation must be considered.

As a result, the project has the potential to result in significant environmental impacts in the following areas: initial construction, land use and zoning, water resources, ecological resources, the South Shore Estuary Reserve, traffic and transportation, open space, energy, noise, odor, light, human health, consistency with community plans, storm water pollution prevention measures, waste management/disposal, and cumulative impacts.

3.2 Other Potential Impacts

In addition to the above topics of concern identified in the Town's Positive Declaration, the following additional topics will be examined in the DEIS.

Impacts on Community Service and Utilities Delivery

Assessment of demands and potential impacts on or to the following community services and utilities:

- Public education services (South Country Central School District)
- Police protection services (Suffolk County Police Department, Fifth Precinct)
- Fire protection services (Brookhaven Fire Department)
- Emergency medical responses (South Country Ambulance Company)
- Water supply and distribution (Suffolk County Water Authority)
- Wastewater collection, treatment and disposal (Suffolk County Sewer Agency)
- Parks, Open Space and Recreation (Review open space plan)
- Electricity delivery (PSEG Long Island)
- Natural Gas delivery (National Grid)
- Solid Waste Disposal and Management and proximity and relationship of project to Brookhaven Landfill

4.0 PROPOSED FORMAT AND CONTENT OF DEIS

The following is an outline of the proposed DEIS content and general topics for each section.

COVERSHEET

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6.0 REFERENCES

4.0 EXTENT AND QUALITY OF INFORMATION NEEDED

The DEIS will be prepared in conformance with the lead agency-approved Final Scope of work and the standards and specifications outlined in SEQRA Section 617.9, "Preparation and Content of Environmental Impact Statements." The DEIS is intended to provide important and relevant qualitative and quantitative information and analyses to assist the lead agency (The Town Board of the Town of Brookhaven) and other involved agencies in the SEQRA decision-making process including the ultimate preparation of SEQRA Findings and the issuance of decisions on necessary permits and approvals. The DEIS will be concise but thorough, analytical and not encyclopedic, well documented, accurate, and consistent with the requisite standards and specifications of SEQRA. Separate supplemental studies for traffic, fiscal and economic analyses and any other aspects of the DEIS, will be prepared by qualified specialists and will be appended and referenced accordingly. Technical information may be summarized in the body of the document and supplemental support materials will be attached in a separate appendix.

Information sources for the DEIS include, but are not limited to the following: Soil Survey of Suffolk County, NY; Natural Resources Conservation Service website and database; LIDAR and USGS topographic maps; Suffolk County Groundwater Management Zone Map; Suffolk County Groundwater Contour Map; Town zoning laws, subdivision and site plan regulations and other codes as necessary; GIS generated maps; conceptual site plans and CAD drawings; SEQRA Environmental Assessment Forms Parts 1, 2 and 3/Determination of Significance and the Town's official SEQRA Positive Declaration for this project; NYSDEC's Environmental Mapper, Spills and Site Remediation databases; Suffolk County Water Authority water district monitoring data; adopted Town comprehensive, corridor, area, and hamlet plans; South Shore Estuary Reserve Comprehensive Management Plan and Maps; Suffolk County Sanitary Code; NY Natural Heritage Program survey information; NYSDEC Ecological Communities publication (Edinger et al., 2013); Breeding Bird Survey; Institute of Transportation Engineers ("ITE") publication entitled Trip Generation, 9th Edition; traffic counts; Highway Capacity Manual; NYSDOT accident data; various available published fiscal and economic data; US Census data; Rutgers demographic multipliers; input from consultations with service providers; site and area inspections; and other sources as needed. Topics and sections within the DEIS and the information to be collected and analyzed within are as follows:

Description of the Proposed Project

Project Background, Need, objectives and Benefits

Background

- There will be a brief description of the site and application history including a full description of the existing and historic use of the site, status of current use, site ownership, stage of planning and environmental review, and related background and history.

Public Need and Municipal Objectives

- This section will include the justification for the proposed project in terms of the Town's general goals and goals for the area, including those outlined or may be inferred from the Town zoning code and any applicable recommendations provided in adopted land use plans.
- Public need for the change of zone and proposed land uses will be discussed.
- Population affected and/or benefited by the project will be identified.

Objectives of the Project Sponsor

- The goals and objectives of the project sponsor in pursuing the proposed project will be discussed.

Benefits of the Project

- A discussion of the community benefits expected to accrue from the proposed project, including the provision of new housing opportunities, affordable housing, an "over 55" community, elder care facilities, new mixed commercial uses and associated economic development, new employment opportunities and tax revenues, easy access from major highways and arterials, and preservation of land

through the acquisition of pine barrens credits or payment to the Joseph Macchia open space fund, will be discussed.

Location

- Using appropriate mapping and/or tables, describe the location of the site in terms of adjacent/nearby streets, land uses, zoning and service districts, and list the site's tax map numbers.

Project Design and Layout

- Provide a brief description of the property and the proposed land uses and layout of the project; discuss the proposed change of zone and site plan requirements; indicate gross floor area of each proposed use, the number of dwelling units proposed, the percentage of affordable units to be provided, sizes of proposed dwelling units (SF and number of bedrooms), and building heights; describe basis for subdivision and number of lots being requested; indicate available services and utilities in the area and anticipated connections; identify proposed site access points, site circulation/road system, and proposed parking arrangement; briefly discuss grading, drainage, landscaping, on-site open spaces and/or common areas, and buffers; reference proposed conceptual plan to be attached to DEIS; provide site quantities summary table; and discuss conformance to zoning and any need for variances, if applicable.

Permits, Approvals and Reviews Required

Identify all required permits, approvals and reviews and identify the responsible agencies, departments and boards overseeing these reviews.

Natural Environmental Resources

Topography and Soils

- Existing soil, subsoil and topographic conditions will be analyzed to establish existing conditions, constraints to development, anticipated development related impacts and to identify the measures that will be employed to minimize potential significant adverse environmental impacts or obstacles to development. The existing soil types will be determined pursuant to the Suffolk County Soil Survey and/or USDA online resources.
- Soil borings will be drilled on-site and subsurface soil quality and depth to groundwater for both high elevation and low elevation locations will be provided.
- Discussion of grading and projection of volume of soil to be exported and/or imported to the site.
- The topography of the site will be determined using LIDAR topographic data of the property at one-foot elevation contour intervals.
- Any history of known or possible on-site or nearby contaminated soil or other conditions will be identified.
- Topographic alteration including cut and fill estimates and grading of the site will be considered.
- Discussion of applicability of the need for a Stormwater Pollution Discharge Elimination System (SPDES) general stormwater permit, Stormwater Pollution Prevention Plan (SWPPP), and Erosion and

Sediment Control Plans will be provided and drainage controls will be discussed. (The Construction Impacts section will discuss these issues further.)

- Corrective measures necessary to overcome soil limitations or avoid soil and/or slope-related impacts will be identified.
- Mitigation in terms of erosion control, retention of soils, fugitive dust and related impacts shall be identified. See also “Construction-Related Impacts” below.
- Topography and Soil maps will be provided.

Water Resources (Surface Waters, Wetlands and Groundwater)

- On-site and/or adjacent surface waters or wetlands will be identified and described. The type or quality of the wetland or water feature will be noted per National Wetland Inventory (NWI) designations and it will be indicated if the feature is a natural wetland, recharge basin, retention pond, golf course water feature, etc.) and the distance and buffering between the surface water or wetland and the subject property will be indicated. New York State Department of Environmental Conservation (NYSDEC) freshwater wetlands and NWI wetlands maps will be provided.
- Surface water resources located within the South Shore Estuary Reserve Critical Environmental Area, including Mud, Abets, and Hedges Creeks will be discussed. The watersheds of these creeks will be delineated, drainage patterns (flow lines) will be mapped, and potential impacts will be identified and assessed with an eye toward determining suitable mitigations as needed.
- The site’s FEMA flood zone designation will be indicated and a flood zone map will be provided.
- A discussion of the need for a Stormwater Pollution Discharge Elimination System (SPDES) general stormwater permit, Stormwater Pollution Prevention Plan, and Erosion and Sediment Control Plans will be provided and drainage controls will be discussed.
- The Long Island groundwater management zone will be referenced and a discussion of Long Island’s sole source aquifer will be provided.
- The DEIS will indicate if the property wholly or partially within any designated public wellfield Water Supply Sensitive Areas (WSSAs), Special Groundwater Protection Areas (SGPAs), the Central Pine Barrens or any local groundwater protection area. Impacts will be assessed and mitigations will be recommended.
- Calculations of projected water demand and sanitary flow will also be provided and discussed further in the “Community Services” section of the DEIS.
- Suffolk County water quality monitoring data for the local water district will be reviewed to determine current groundwater quality and correspondence has been and will continue to be conducted with the SCWA. (The Community Services section of the DEIS will provide additional information and analyses regarding the delivery of a potable drinking water supply to the site).
- The depth to groundwater in key development locations of the site will be determined by use of on-site soil borings and an evaluation of impacts will be considered.
- The expected direction of groundwater flow based on hydrologic interpolation will be identified based on Suffolk County groundwater contour maps.
- A discussion of proposed wastewater collection and treatment will be provided and will be supplemented further in the “Community Services” section of the DEIS.

- Mitigation measures which may reduce potential water resources impacts will be identified.

Ecology

- Existing on-site habitats shall be inventoried through an inspection of the site by a qualified professional to determine the existing vegetation and wildlife, types of habitat and general habitat quality and character. An inventory of flora and fauna observed and expected will be provided in this section of the DEIS.
- In addition, protected native plants, plant and animal species listed as endangered, threatened, special concern (or with other protective status) and significant habitat areas on or near the project site will be identified.
- The NY Natural Heritage Program shall be contacted for site file information concerning habitats, plant and animal species.
- Impact to habitats shall be quantified and discussed qualitatively in terms ecological impact to plants and animals.
- Mitigation measures to reduce and/or avoid potential impacts will be identified and method of implementation determined.
- A habitat map will be provided.

Human Environmental Resources

Land Use, Zoning and Plans

- Using appropriate mapping and/or tables, describe current land use and zoning of site and adjacent properties, and the pattern of land use and zoning in the vicinity. Provide existing land use and zoning maps.
- Discuss existing zoning and permitted land uses and indicate dimensional requirements
- Discuss proposed zoning, permissible uses in the proposed zones and the required dimensional standards for these zones, the need to subdivide and receive site plan/special permit approvals.
- Review and identify applicable goals and recommendations from the 1996 Town Comprehensive Land Use Plan, 2009 Sunrise Highway Corridor Study, 2014 Greater Bellport Plan, other applicable adopted regional, county or local land use, and PDD and NHH Laws, and determine project consistency with these plans and policies.
- Discuss conformance of proposed project to existing or anticipated future land use and zoning patterns of site and vicinity.
- Assess conformance to land use and appropriate land use plans and evaluate consistence with proposed zoning.
- Identify and discuss any variances that may be required, impacts that are expected and methods for mitigating or avoiding impacts.

Community Services and Socioeconomic Analysis

- The existing community services and utilities in the area and the ability of these services to accommodate the proposed project will be described.

- Letters will be sent to community service providers and essential utilities to seek input, identify issues and address concerns.
- Describe demographic character and list/describe services available and districts.
- Obtain existing tax bills and provide a table of taxes paid by subject site, and distribution to the various taxing jurisdictions.
- Estimate cost of each taxing jurisdiction to serve site.
- Using appropriate mapping and/or tables, provide information on the status of the public/community services that serve the subject site and/or vicinity.
- Identified community service providers and facilities, determine current availability, capacities and capabilities, estimate the project's public service demands and the need for service extensions, expansions and upgrades. Determine potential impacts and identify project mitigations and/or impact prevention measures. Correspondence will be sent to each service provider and utility to request general information and identify any issues or concerns that each may have. Meetings will be held between project representatives and representatives of these service providers as needed. Services and utilities to be contacted and evaluated include:
 - Public Schools
 - Police
 - Fire
 - Ambulance
 - Water Supply
 - Wastewater Disposal
 - Parks, Open Space and Recreation
 - Electricity
 - Natural Gas
 - Solid Waste Disposal
- Summarize Fiscal and Economic Analysis and community services investigations.
- Using the estimated assessed value of project, estimate tax generation and distribution for the project.
- List/compare results to existing tax generation and distribution and cost to each taxing jurisdiction to serve project.
- Discuss potential for impact on the various community services available and necessary to serve the site and project; provide information on contact with service providers and/or letters of availability of services.
- Identify possible impacts and the means and methods to avoid or mitigate impacts.

Traffic Impact Study

- Perform a field inventory of existing roadway features including geometry, lane widths, traffic control, pavement markings, parking restrictions, traffic signal timing and phasing.
- Obtain most recent 3-years of available accident data from NYSDOT for the study intersections and adjacent roadways. Tabulate the accident data by severity of injury and type of collision. Identify accident patterns and trends in traffic impact study.

- Collect intersection turning movement counts during the weekday AM (7-9), weekday PM (4-6) commuter peak hours and the Saturday (11-2PM) midday peak hours at the following intersections
 - Station Road at Sills Road (CR 101)
 - Station Road at E Woodside Avenue (CR 99)
 - Station Road at Farber Drive
 - Station Road at Sunrise Highway North Service Road
 - Station Road at Sunrise Highway South Service Road
 - Sunrise Highway North Service Road at Sunrise Highway WB Off Ramp
- Tabulate traffic count data, identify peak hour factors, and adjust data for seasonal variations.
- Identify Other Planned Developments in the nearby area that may affect the study intersections. It is assumed that no more than two other projects will be included in the study.
- Develop future No Build volumes for the study intersections. The volumes will be adjusted to future levels using an annual growth factor obtained from the NYSDOT LITP2000 Study.
- Volumes generated by Other Planned Developments will be added.
- Perform trip generation calculations for the proposed mixed-use development using statistical data contained in ITE Trip Generation, 9th Edition or related data from Nelson & Pope's files. Perform trip generation calculations or obtain existing information for the Other Planned Developments in the project area.
- Prepare a trip distribution and assignment of site generated traffic based on roadway network and existing travel patterns established by the turning movement counts.
- Perform intersection capacity analyses for the study intersections identified above and the site access driveways using Synchro Version 9. The analyses will be completed for Existing, No Build, and Build Conditions for weekday AM, PM and Saturday midday peak hours.
- Identify impacts at these intersections that could have been created by the proposed project. Develop mitigation measures if necessary.
- Prepare a detailed report containing text, tables, and graphics for inclusion in an EIS.

Noise, Odors and Light

- Discuss existing ambient noise conditions during construction and operations; odors; and outdoor lighting issues (skyglow, glare, light trespass, aesthetics, conformance to Town standards, etc.) and concerns on-site and in the area and identify the potential noise, odor and lighting impacts of future development on the surrounding area and identify uses that may be vulnerable to impacts. Include a discussion of both construction and post-construction conditions relative to existing background conditions and identify impact avoidance and/or mitigation techniques to address any concerns. Review project against the Town's Noise Ordinance (Chapter 50 "Noise Control") and lighting standards set forth under Town Code Article XXXIV "Land Development Standards," § 85-862, "Exterior lighting standards."

Other Impacts Evaluated

Construction Related

- Describe potential impacts related to construction noise, clearing, dust generation, erosion and sedimentation, and the import and/or export of soil and discuss possible mitigations.
- Discuss construction vehicle (truck) traffic and identify the most suitable route(s) to take during the construction period to reduce impacts.
- Discuss equipment, materials and on-site worker vehicle staging areas and indicate construction phasing and the hours of the day and days of the week that construction will take place.
- Identify other mitigation measures to reduce construction-related impacts.

Adverse Impacts That Cannot Be Avoided

- Provide a brief listing of those adverse environmental impacts described/discussed previously which are anticipated to occur, which cannot be completely mitigated.

Irreversible and Irrecoverable Commitment of Resources

- Provide a brief discussion of those natural and human resources which will be committed to and/or consumed by the proposed project.

Effects on the Use and Conservation of Energy Resources

- Assess the types of energy resources to be used and methods to conserve energy resources, if appropriate.

Growth-Inducing Aspects

- Provide brief discussion of those aspects of the proposed project which might trigger or foster additional future growth in the area.

Cumulative Impacts

- Describe other pending projects in the vicinity and determine potential for cumulative impacts due to implementation of proposed project in combination with others.

Alternatives

SEQRA requires a description and evaluation of the range of reasonable alternatives to the action that are feasible, considering the objectives and capabilities of the project sponsor. As noted in SEQRA, “[t]he description and evaluation of each alternative should be at a level of detail sufficient to permit a comparative assessment of the alternatives discussed”. The following alternatives and alternative impact assessments are anticipated:

- Alternative 1: No Action Alternative
Alternative whereby the site remains in its current condition with no changes
- Alternative 2: Development Under Existing (L-1) Zoning (compared against Development Under Proposed Zoning (Mixed-Use PDD and NH-H))
 - Compare, contrast and evaluate impacts on or from topography and soils, water resources, Critical Environmental Areas, ecology, Land Use, Zoning and Plans, and Transportation/Traffic

- Discuss potential impacts from the loss of industrial-zoned land

Information to be Included in Appendices

All pertinent information and correspondence included, presented or discussed in the document will be included in appendices identified for ease of reference. Such appendices may include, but not be limited to: the adopted Final Scope; Traffic Impact Statement; nitrogen and water budget data; correspondence received from referral requests; cultural resources study, and a Fiscal and Economic Analysis.

5.0 ISSUES DEEMED NOT RELEVANT, NOT ENVIRONMENTALLY SIGNIFICANT OR ADEQUATELY ADDRESSED IN PRIOR ENVIRONMENTAL REVIEW

The intent of the Draft EIS is to disclose and analyze all potential significant adverse environmental impacts associated with the proposed project. The Final Scope has been the subject of a public scoping process in conformance with SEQRA Part 617.8. All public, agency and applicant comments have been incorporated into this Final Scoping document.

This document is intended to fulfill the lead agency requirements to facilitate issuance of a Final Scope in accordance with SEQRA Part 617.8. The document will assist the lead agency in evaluating the Draft EIS for content and adequacy for public review, assists the applicant in understanding the extent and quality of information needed to evaluate the proposed project, and allows the lead agency and involved agencies to obtain the information necessary to reach an informed decision on the project.

Adopted By:



Tullio Bertoli

Commissioner, Department of Planning, Environmental, and Land Management

July 24, 2018